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## Single Storey Villa With 121 M2 Of Living Space Under Renovation On 610...

**Autignac** , **Herault** , **Occitanie**



# €299,000

inc. of agency fees

3 Beds

2 Baths

Village with all shops, cafe/restaurant, grocery, bakery:, 15 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Located at the edge of the village in a peaceful street,...

### At a Glance

**Reference** MFH-LFR-SA299000EB

**Bed** 3

**Near to** Autignac

**Bath** 2

**Pool** No

**Price** €299,000

**Land Tax** N/A

### Property Description

Village with all shops, cafe/restaurant, grocery, bakery:, 15 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Located at the edge of the village in a peaceful street, this house (2014) with 121 m2 of living space on 610

m2 of land with lovely views, is undergoing renovation to correct a manufacturing defect, ensuring a complete transformation of the night area and modern update. Upon completion of the work, this property will offer a completely new and stylish interior, ready to welcome its new owners in comfort and style.

Interior = Entrance onto a lounge/living room/equipped kitchen of 50 m2 (upper and lower units, sink, extractor fan, hob) + hall of 7.9 + WC with handbasin + 2 bedrooms of 13 m2 and 14 m2 + bathroom of 7 m2 (bath and washbasin) + en suite bedroom of 13 m2 with shower room of 3.5 m2 m2 (italian walk-in shower and washbasin) + garage of 25 m2.

Exterior = Front garden and back garden + terrace + parking space + new front separating wall to foresee.

Sundry = Centralised reversible air conditioning + estimated amount of annual energy consumption for standard use: between 540 € and 790 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 753 €.

Price = 299.000 € (Nice and quiet location with views !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 49069

Property Size: 121 m2

Property Lot Size: 610 m2

Bedrooms: 3

Bathrooms: 2

Reference: SA299000EB

### **Other Features**

Outside space

Private parking/Garage

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€299,000

## Key Information

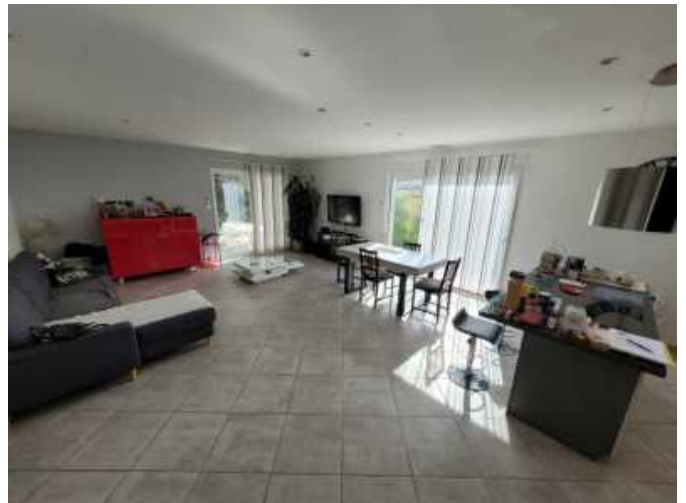
Property Features:

- Outside space

## Location: Occitanie



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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